

11-21-16
Speedway Redevelopment Commission Regular Session
Speedway Town Hall

6:02pm –President Vince Noblet called the meeting to order.

Attendees:

Commission Members

Vince Noblet
Ron Fisher
Tom Popcheff
Dr. Terry Reed

Town of Speedway
Street Department Commissioner
Wendell E. Walters
President of Veridus Group
Tim Jensen

Unable to Attend

Allison Duncan, Bill Jones

Approval of Minutes

Hearing no changes or corrections, the following minutes were approved.

- 10-24-16 Regular Session
- 10-31-16 Executive Session
- 10-31-16 Regular Session

Public Comment

Julia Pratt - 5106 W. 10th St. – Inquired about the upcoming public hearing sign located at 10th and Main St. President Noblet informed her that related to a request submitted by Big Woods to potentially expand their parking facilities.

Marcia Huff – Owner/Operator of Barbeque and Bourbon located at 1414 N. Main St. – Expressed concerns relating to parking issues during construction of the Wilshaw development.

- Tim Jensen informed the audience of the formation of a Parking Committee to address the parking concerns during and after the Wilshaw development.
- The committee will be organized and will meet shortly after the Thanksgiving Holiday.
- Tim Jensen discussed the timing for the execution of the Wilshaw Economic Development Agreement and provided an overview of the project.
- President Noblet informed the audience there are further discussion relating to the project and project funding.

- Vice President Jones emphasized the importance of having a high quality development at the Wilshaw site.

Marie Hall – Owner/Operator of Three Sisters and a Trunk located at 1434 N. Main St. strongly emphasized the necessity to have adequate parking during and after the completion of the Wilshaw project.

Chris Jones – 4926 W. 15th St. – Asked for more transparency to the general public relating to the developments within Speedway, and asked where employees of the Main St. merchants are going to park during the Wilshaw development.

- President Noblet addressed the peak parking demand periods, and mentioned current discussions with the Indianapolis Motor Speedway (IMS) to provide parking north of the round-a-bout. He emphasized the need to improve pedestrian safety across all arteries feeding into the round-a-bout.
- Tim Jensen provided additional details relating to the potential of providing additional parking on the IMS property.

Charles Bennett – 4934 W. 15th St. – Asked for a copy of the development RFP, and was informed he could request a copy from the town offices. Mr. Bennett cited many provisions of the original Speed Zone Master Plan which related to the necessity to provide adequate parking facilities. He has appeared before the Commission on numerous occasions and referenced the original Urban Land Institute's report relating to the Speedway redevelopment initiatives.

Shirley Nelson – 2012 N. Auburn St. – Stated that she personally felt the Commission has not been very transparent in its dealings and decisions. Ms. Nelson also mentioned that she felt the configuration of the Wilshaw project would not adequately support the parking needs of a Hotel and residential development.

Brad Bainbridge – 5623 W. 29th St. – Cited examples from his former community in California in which lack of parking forces some business to close.

- President Noblet informed the audience that an additional 38-42 additional parking spaces will be developed on Gilman St. as part of the town's sewer improvement project in that area.

Those spaces will be available for public use shortly after the Thanksgiving Holiday.

- President Noblet also mentioned areas within Zone1 that current owners have parking that may be used for the general public in the future.

Chris Hill – Owner/Operator of Dawson’s on Main – Asked for assurances that upon the completion of the Wilshaw project that viable parking solutions will be made to accommodate employee and patron parking. He committed to work with his employees to assure they would park in areas less attractive so convenient parking would be available to the general public and merchant patrons. Mr. Hill is very concerned about having a permanent and effective parking solution upon completion of the Wilshaw project.

Eleanor Schuman – 4908 N. Baxter Rd. – Expressed her disappointment resulting from the Pilot Parking Permit Program of 2013, and requested greater transparency in the future.

Chuck Schuman – 4908 N. Baxter Rd. – Suggested the SRC should revisit the current development plan and be cautious about the final development of the project.

George McMannis – Co-owner of Rolling in the Dough located at 1502 N. Main St. - Inquired about the construction process and staging of the Wilshaw development, and President Noblet again provided a brief overview of the construction process. He committed to keep all stakeholders well informed of the development process and informed the audience that there will be possible traffic and pedestrian disruptions during certain utility relocations. Mr. McMannis offered to serve on the upcoming Parking Committee.

Resolution 2016-4

Resolution 2016-4 of the Speedway Redevelopment Commission approves the payment of Surety Facility premiums and reimbursement of bond funds to the commission. Commission member, Thomas Popcheff, provided an overview of the necessity to secure the surety policy which will provide additional funding to the SRC for the completion of the sewer project along the original B&O railway and to provide the additional parking along

Gilman St. (Motion made to approve the Surety Facility premium payment and motion approved 4-0)

Resolution 2016-5

Resolution 2016-5 which allows the SRC to enter into a lease under Indiana Code 36-7-14-25.2 and 36-7-14-25.3 for the purposes of financing the acquisition, construction and leasing of the Parking Facilities Project which will benefit and serve the Main Street Gateway Development Plan Area #1 was introduced. Initial public hearings will be held at a future meeting in accordance with Indiana Code 6-1.1-20-3.1.

Wilshaw Project Discussion

President Noblet offered to respond to any additional questions relating to the Wilshaw development. Since the project had been discussed in great detail earlier in the meeting, no questions were presented for a response.

Gilman St. and Allison Way Parking and Sewer Project Discussion

Town of Speedway Street Commissioner, Wendell Walters, provided an update on the replacement of the 72" sewer replacement project at 11th and Gilman St. and indicated there may be traffic disruptions during the final stages. He informed the audience that the new street lighting portion of the project will be delayed due to the long delivery time for new street lighting fixtures, and hopes to have that portion of the project completed by next February. The progress is contingent upon weather conditions and reminders will be provide to residents and the public if parking restrictions are in place during the final stages of the project.

Crawfordsville Road Development Update

Tim Jensen informed the audience that the new Burger King has been opened for business and the remainder of the strip center is currently under construction. The new gas station development has been delayed until Q2 of 2017, and two additional projects are anticipated to begin towards the beginning of the calendar year.

President Noblet did inform the audience that the overall development is behind schedule, but hopes to see more progress towards completion in the

near future. He also indicated that there is an existing Letter of Intent from Starbucks to develop a store in the strip center.

Rosner Development Update

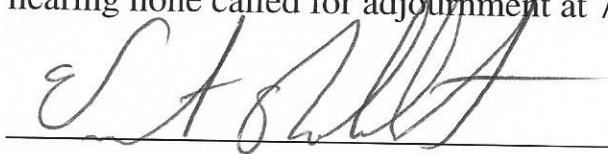
President Noblet informed the audience that the anticipated occupancy date for Wilcox Engineering is January 15, 2017. The developer is currently in discussions with another potential tenant for the space located on the first level of the project.

Approval of Claims

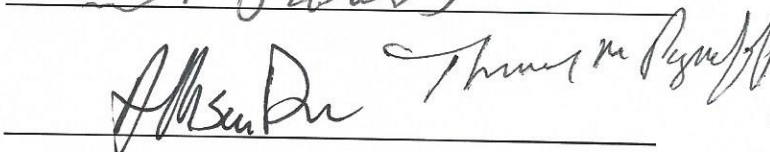
A motion was made to accept and approve the register of claims, and Commission Member Ron Fisher inquired about certain legal fees contained in the register of claims. President Noblet asked that those claims in question be withheld until additional information could be provided. The motion passed 4-0.

Other Business

Vice President Bill Jones informed the commission that a purchase agreement had been negotiated and finalized for the acquisition of the Beaudry property located at the south end of Georgetown Rd. and asked for commission approval to proceed with the purchase. A motion was made and the motion passed 4-0. President Noblet asked for any further business, and hearing none called for adjournment at 7:17pm.



Vince Noblet
President



Thomas M. Popcheff
Commission Member

